

IN RE: PETITION FOR VARIANCE
N/S Illinois Avenue, 175' W of
the c/l of Brian Street
(2820 Illinois Avenue)
13th Election District
1st Councilmanic District

Michael D. Chick, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-137-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2820 Illinois Avenue, located in the vicinity of Annapolis Road in Halethorpe. The Petition was filed by the owners of the property, Michael D. Chick, Jr., and his wife, Beatrice A. Chick. The Petitioners seek relief from Section 415.A.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (trailer {pop-up camper}) to be stored in the front yard in lieu of the required rear yard or side yard, a minimum 2.5 feet from the side property line and 8 feet from the front foundation line of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Michael Chick, Jr., property owner. Appearing as a Protestant in the matter was Stephanie Berg, a neighbor who resides across the street from the subject site at 2019 Illinois Avenue.

Testimony and evidence offered revealed that the subject property consists of 6,250 sq.ft., zoned D.R. 5.5 and is improved with a single family dwelling and an 11' x 10 detached garage. The Petitioner filed the instant Petition upon receipt of a zoning violation notice for the storage

ORDER RECEIVED FOR FILING

Date

By

of a small, pop-up camper in his front yard. Apparently, the violation was discovered during a routine check in the area by the Zoning Enforcement Inspector. Mr. Chick testified that he has resided on the property for many years. He testified that he purchased the subject camper in 1978 and that he has stored this camper in his front yard for all of these years. The camper is 7 feet wide and approximately 18 feet long, when measured from the tow hitch to the rear of the camper. Mr. Chick testified that it is not possible to store this camper in the side yards of his property in that there is only 7 feet between the dwelling and the side property line on both sides. Furthermore, the topography of the land is such that severe slopes exist on both sides of the property making it difficult to maneuver the camper through the side yards to the rear of the property. In addition, Mr. Chick testified that he is not able to store the camper inside the garage, which is used to store other household items as well as lawn and garden tools and equipment. Mr. Chick noted that he has stored this camper in his front yard for the past 17 years without any complaint.

As noted above, Ms. Stephanie Berg, appeared at the hearing as a Protestant. Ms. Berg, however, was under the impression that Mr. Chick wished to store a large, driven recreational vehicle on his property, and did not realize that the Petition was for the existing pop-up camper. Ms. Berg testified that she has resided across from the subject property for the past five years. After learning that Mr. Chick was only seeking a variance to permit the continued storage of the small pop-up camper on his property, Ms. Berg had no objections and offered her support to Mr. Chick's request for variance. She testified that the small camper has never posed any safety or aesthetic concerns to her or any of the other neighbors.

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By

Photographs of the property demonstrate that the pop-up camper is stored in the driveway close to the Petitioner's home, adjacent to a retaining wall which was installed due to the severe slopes on the property. The pop-up camper is not much taller than the retaining wall itself, and therefore, does not impede the visibility of motorists. Furthermore, storing the camper close to the house assures that it will not cause any traffic concerns.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special

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Date

By

circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of December, 1995 that the Petition for Variance seeking relief from Section 415.A.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (camper trailer) to be stored in the front yard in lieu of the required rear yard or side yard, a minimum 2.5 feet from the side property line and 8 feet from the front foundation line of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

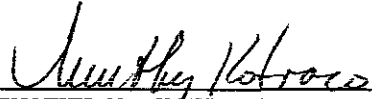
- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the existing pop-up camper, approximately 7 feet wide by 18 feet long in dimension. In the event the Petitioners no longer store this camper on their property, the variance granted herein shall cease and terminate.

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Date

By

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 14, 1995

Mr. & Mrs. Michael D. Chick, Jr.
2820 Illinois Avenue
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE
N/S Illinois Avenue, 175' W of the c/l of Brian Street
(2820 Illinois Avenue)
13th Election District - 1st Councilmanic District
Michael D. Chick, Jr., et ux - Petitioners
Case No. 96-137-A

Dear Mr. & Mrs. Chick:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over the typed name.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File

Ms. Stephanie Berg
2019 Illinois Avenue, Baltimore, Md. 21227





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

2820 ILLINOIS AVENUE

which is presently zoned

RESIDENTIAL

96-137-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415A.1A to Allow a RECREATIONAL

VEHICLE (TRUCK) to BE STORED IN THE FRONT YARD IN LIEU OF THE SIDE YARD WITH STORAGE OF RECREATIONAL VEHICLE MUST BE $2\frac{1}{2}$ FT FROM THE SIDE PROPERTY LINE & 8 FT. TO THE REAR OF FRONT FOUNDATION LINE OR IN THE REAR YARD

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

THERE IS NO WAY TO PUT RECREATIONAL VEHICLE IN YARD!

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s):

(Type or Print Name)

MICHAEL DALE CHICK, JR.
(Type or Print Name)

Signature

Michael Dale Chick Jr.
Signature

Address

Beatrice A Chick
(Type or Print Name)

City

State

Zipcode

Beatrice A Chick
Signature

Attorney for Petitioner

(Type or Print Name)

2820 ILLINOIS AVE 410-636-4477
Address Phone No

Signature

BALTIMORE, MD. 21227

City State Zipcode
Name, Address and phone number of representative to be contacted

Address

Phone No

MICHAEL D. CHICK, JR.
Name

City

State

Zipcode

2820 ILLINOIS AVE 410-636-4477
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: SPA

DATE 9-26-95

[36]



Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING

Date

By

96-137-A

NO ROOM TO DRIVE CAMPER AT SIDE OF HOUSE, 7' CLEARANCE AND CAMPER IS 8' WIDE.

ALLEY IS 10' WIDE AND SLOPES WITH RUTS FOR RAIN TO KEEP FROM FLOODING NEIGHBORS HOUSE BY HEAVY RAINS. PHONE POLE AT OTHER END MAKING IT IMPOSSIBLE TO DRIVE THRU. ALLEY 10' WIDE MAKING IT IMPOSSIBLE TO BACK INTO YARD WITH CAMPER ON TRAILER, TRAILER IS TOO HEAVY TO MAN HANDLE.

96-137-A

ZONING DESCRIPTION FOR 2820 ILLINOIS AVENUE

BEGINNING AT A POINT ON THE NORTH SIDE OF ILLINOIS AVE.
WHICH IS 50' WIDE AT THE DISTANCE OF 175' WEST OF THE CENTERLINE
OF THE NEAREST IMPROVED INTERSECTING STREET, BRIAN STREET
WHICH IS 50' WIDE. BEING LOTS #151 AND #152, BLOCK C,
SECTION #D.R.S. 5 IN THE SUBDIVISION OF BALTIMORE HIGHLANDS AS
RECORDED IN BALTIMORE COUNTY PLAT BOOK #2, FOLIO #379, CONTAINING
6250 \pm '. ALSO KNOWN AS 2820 ILLINOIS AVENUE AND LOCATED IN THE
13TH ELECTION DISTRICT, 1ST COUNCILMANIC DISTRICT

ALG 136

#136

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Offices Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #96-137-A
(Item 138)
2820 Illinois Avenue
N/S Illinois Avenue, 175'
W of 61 Brian Street
13th Election District
1st Councilmanic
Legal Owner(s):
Michael Dae Chick, Jr.
and Beatrice A. Chick

Variance: to allow a recreational vehicle (trailer) to be stored in the front yard in lieu of the side yard, which storage of recreational vehicle must be 2-1/2 feet from the side property line and 8 feet to the rear of front foundation line in the rear yard.

Hearing: Thursday, November 9, 1995 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353 (2) or information concerning the File and/or Hearing, Please Call 887-3391

10/20/95 0:11 PM

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19, 1995.

THE JEFFERSONIAN,

A. H. Enick
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

DATE 9-26-95 ACCOUNT 96-137-A
R-001-6150

RECEIVED FROM: MICHAEL BEATRICE CHICK
2820 ILLINOIS AVE BALT MD 21227.
AMOUNT \$ 85.00

FOR: 040 RES. VAN. 3.50
080 1 SIGN 33
TOTAL \$85.00

03A0340294MICHAEL \$85.00
3A 0010404AMD9-26-95

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

#136



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 136 Petitioner: MICHAEL D. CHICK, JR

Location: 2820 ILLINOIS AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MICHAEL D. CHICK, JR

ADDRESS: 2820 ILLINOIS AVENUE

BALTIMORE, MD. 21227

PHONE NUMBER: 410-636-4475

REGISTERED

136

TO: PUTUMENT PUBLISHING COMPANY

October 19, 1995 Issue - Jeffersonian

Please forward billing to:

Michael D. Chick, Jr.
2820 Illinois Avenue
Baltimore, MD 21227
636-4475

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-137-A (Item 136)
2820 Illinois Avenue
N/S Illinois Avenue, 175' W of c/l Brian Street
13th Election District - 1st Councilmanic
Legal Owner: Michael Dale Chick, Jr. and Beatrice A. Chick

Variance to allow a recreational vehicle (trailer) to be stored in the front yard in lieu of the side yard, which storage of recreational vehicle must be 2-1/2 feet from the side property line and 8 feet to the rear of front foundation line in the rear yard.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-137-A (Item 136)
2820 Illinois Avenue
N/S Illinois Avenue, 175' W of c/l Brian Street
13th Election District - 1st Councilmanic
Legal Owner: Michael Dale Chick, Jr. and Beatrice A. Chick

Variance to allow a recreational vehicle (trailer) to be stored in the front yard in lieu of the side yard, which storage of recreational vehicle must be 2-1/2 feet from the side property line and 8 feet to the rear of front foundation line in the rear yard.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Michael and Beatrice Chick

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 2, 1995

Mr. and Mrs. Michael Chick, Jr.
2820 Illinois Avenue
Baltimore, Maryland 21227

RE: Item No.: 136
Case No.: 96-137-A
Petitioner: M. Chick, Jr.

Dear Mr. and Mrs. Chick:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 26, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 18, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Development Plans Review

RE: Zoning Advisory Committee Meeting
 for October 16, 1995
 Items 134, 136, 137, 138, 142 and 144 5

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

FAX

5108

BALTIMORE COUNTY, MARYLAND
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 INTER-OFFICE CORRESPONDENCE

TO: ZADM - Joyce Watson
 FROM: DEPRM
 Development Coordination
 SUBJECT: Zoning Advisory Committee
 Agenda: 10/2 and 10/10/95

DATE: 10/19/95

Post-It® Fax Note	7671	Date	10/19/95	# of pages	1
To	Joyce Watson	From	Letty Sonn		
Co./Dept	PDM	Co.			
Phone #		Phone #	3980		
Fax #	5708	Fax #			

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

ZAC MTG of
Oct. 2

Item #'s:

123
 124
 125
 126
 127
 131
 132

ZAC MTG of
OCT. 10

133
 134
 137
 138
 141
 142
 143
 144

LS:sp

43

LETTY2/DEPRM/TXTS8P

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 10, 1995.

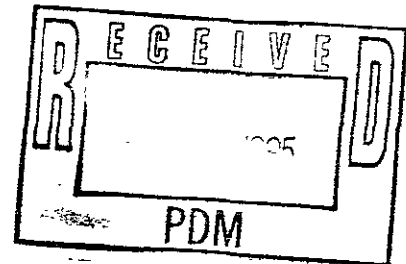
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 135, 136, 137, 138, 139,
140, 141, 142 AND 144. 6



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4831, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 4, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 123, 124, 125, 126, 131, 136, 137, 138, 140, 142, 143, and 144.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Caryl Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-10-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 136 (JRA)

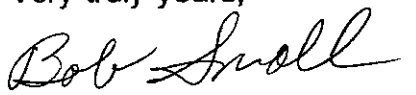
Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#133 — MJK

1. No telephone number for legal owner.

#136 — JRA

1. No zoning on petition form.

#137 — JRA

1. Folder was not marked critical area.

#139 — MJK

1. Receipt was not given to petitioner or attorney; still in folder.
2. No address or telephone number for legal owner.
3. Petition says zoning is "O-2"; folder says "OR-2" - which is correct?

#140 — CAM

1. No telephone number for legal owner.
2. Petition says zoning is "DR55".

#141 — MJK

1. Need printed name and title of person signing for legal owner, along with power of attorney.
2. Need printed name and title of person signing for contract purchaser., along with power of attorney.

#142 — CAM

1. No review information on bottom of petition form.

#143 — JJS

1. Need title of person signing for legal owner, along with power of attorney.
2. Need telephone number for legal owner.

9/28/95

9/28/95
4688-95

I, THE UNDERSIGNED, HAVE NO OBJECTION TO MR. MICHAEL D. CHICK, JR.
PARKING HIS POP-UP CAMPER IN HIS DRIVEWAY AT 2820 ILLINOIS AVE.

George C. Ritz	2815 ILLINOIS AVE
RUTH RITZ	2815 ILLINOIS AVE
Robert W. Spencer	2824 ILLINOIS AVE
Ruth Spencer	2824 ILLINOIS AVE
Doris Collins	2813 Illinois Avenue
Lazene Collins	2813 Ill. Ave.
Donald Ford	2822 Illinois Ave
William E. Hanner	2818 ILLINOIS AVE

RECEIVED

SEP 28 1995

ZADM

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

MICHAEL CHICK JR.

2820 ILLINOIS AVE



- POSITION EDGE OF PRINT ON THIS LINE

EMS)

BL-CVS

GEORGIA

BALTIMORE

ILLINOIS

HIGHLANDS

VIRGINIA

○

NEW YORK

BALTIMORE
HIGHLANDS
ELEMENTARY
SCHOOL

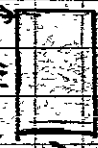
MS 9B

11-2001

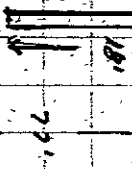
PLAT TO ACCOMPANY PETITION FOR BOUNDING VARIANCE

☒ VARIANCE ☐ SPECIAL PERMITS

SOUTH EASTERLY 50' 10' ALLEY



13' 34' 00" 53' 00"



50'

NORTHEASTERLY 125'

7' 7'

36'

8'

73'

SOUTHWESTERLY

Handwritten signature/initials

EX. DWLG

#2818

NORTH WESTERLY 50'

#2822

ONE CORN

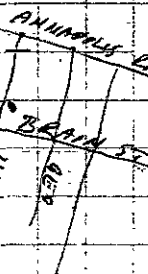
PROPOSED LOCATION 50' R/W ILLINOIS AVE

2824

SCALE: 1" = 20'

PLAT SHOWING THE PROPERTY KNOWN AS 2820 ILLINOIS AVE BALTO CO MD. ALSO BEING KNOWN AS LOTS 151 & 152 BLK C AS SHOWN ON THE PLAT OF BALTIMORE HIGHLANDS AND RECORDED IN THE LAND RECORDS OF BALTO CO IN PLAT BOOK J.M.S. 2 - 379

MICHAEL D. CHICK, JR.



COUNSELLMAN'S DISTRICT: 71

ELECTRIC DISTRICT: 213

1" 20' SCALE MAP: 50' 0.18

ZONING: RESIDENTIAL

LOT 51.00 6,967.96 62.50 SQUARE FEET

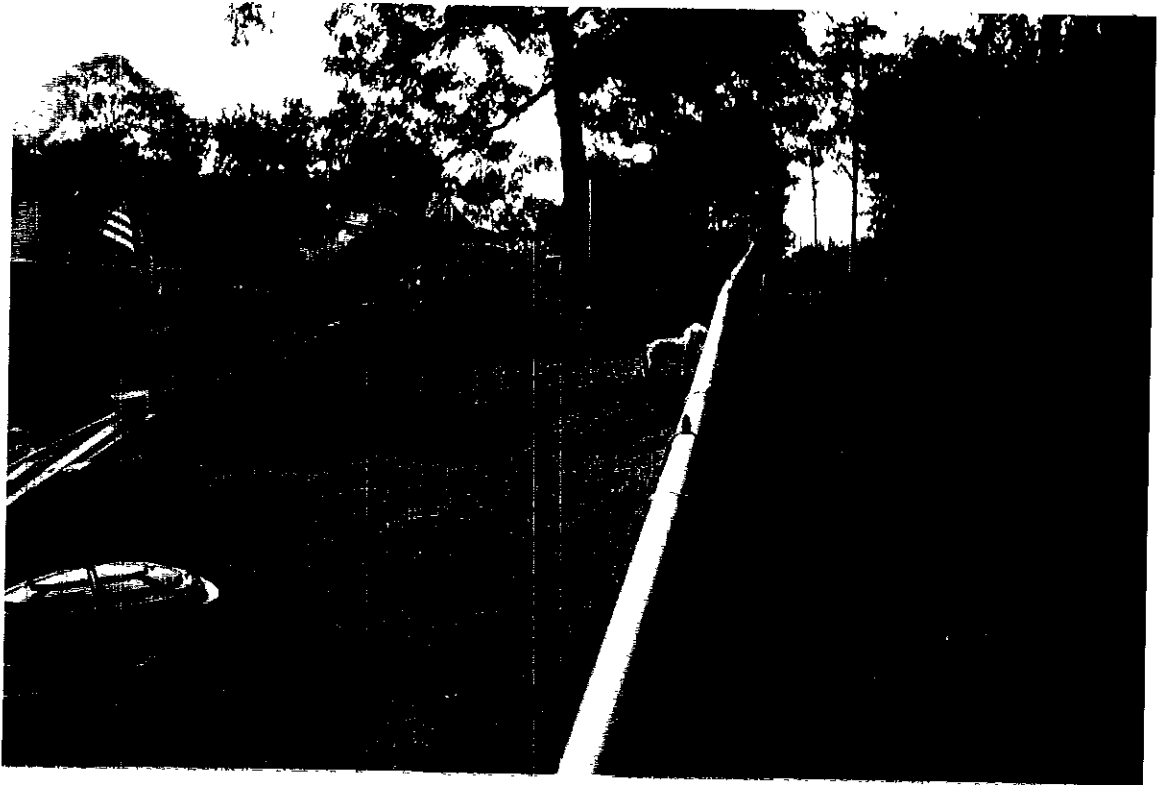
FUTURE ZONING YES
CHANGES IN CITY LIMITS NO
PUDS ZONING NON-RESIDENTIAL

BOARDING OFFICE USE ONLY

REVIEWED BY: [Signature]

BRIAN ST

50' R/W



Sloping yard. Phone pole in alley making it impossible to drive thru. Would have to back up sloping alley and could not maneuver camper and fan in 10' wide alley to back into yard. Alley has cuts for rain water not to flood neighbors house because of sloping land.



Phone pole in alley towards Annapolis Rd. cannot drive thru to end of alley, would have to back up sloping alley that is 10' wide making it impossible to maneuver camper and van in alley to place camper in yard.

96-137-A



Sidewalls
are 7' and
sloping.
Camper is 8'
wide



sloping
yard and
10' wide
alley makes
it impossible
to put
camper in
yard.



Sloping alley and narrowness of 10' alley make it impossible to put trailer in yard. Phone pole at other end of alley cannot drive thru; would have to back up alley.

IN RE: PETITION FOR VARIANCE
N/S Illinois Avenue, 175' W of
the c/l of Brian Street
(2820 Illinois Avenue)
13th Election District
1st Councilmanic District
Michael D. Chick, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-137-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 2820 Illinois Avenue, located in the vicinity of Annapolis Road in Halethorpe. The Petition was filed by the owners of the property, Michael D. Chick, Jr., and his wife, Beatrice A. Chick. The Petitioners seek relief from Section 415.A.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (trailer (pop-up camper)) to be stored in the front yard in lieu of the required rear yard or side yard, a minimum 2.5 feet from the side property line and 8 feet from the front foundation line of the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Michael Chick, Jr., property owner. Appearing as a Protestant in the matter was Stephanie Berg, a neighbor who resides across the street from the subject site at 2019 Illinois Avenue.

Testimony and evidence offered revealed that the subject property consists of 6,350 sq.ft., zoned D.R. 5.5 and is improved with a single family dwelling and an 11' x 10 detached garage. The Petitioner filed the instant Petition upon receipt of a zoning violation notice for the storage

of a small, pop-up camper in his front yard. Apparently, the violation was discovered during a routine check in the area by the Zoning Enforcement Inspector. Mr. Chick testified that he has resided on the property for many years. He testified that he purchased the subject camper in 1978 and that he has stored this camper in his front yard for all of these years. The camper is 7 feet wide and approximately 18 feet long, when measured from the tow hitch to the rear of the camper. Mr. Chick testified that it is not possible to store this camper in the side yards of his property in that there is only 7 feet between the dwelling and the side property line on both sides. Furthermore, the topography of the land is such that severe slopes exist on both sides of the property making it difficult to maneuver the camper through the side yards to the rear of the property. In addition, Mr. Chick testified that he is not able to store the camper inside the garage, which is used to store other household items as well as lawn and garden tools and equipment. Mr. Chick noted that he has stored this camper in his front yard for the past 17 years without any complaint.

As noted above, Ms. Stephanie Berg, appeared at the hearing as a Protestant. Ms. Berg, however, was under the impression that Mr. Chick wished to store a large, driven recreational vehicle on his property, and did not realize that the Petition was for the existing pop-up camper. Ms. Berg testified that she has resided across from the subject property for the past five years. After learning that Mr. Chick was only seeking a variance to permit the continued storage of the small pop-up camper on his property, Ms. Berg had no objections and offered her support to Mr. Chick's request for variance. She testified that the small camper has never posed any safety or aesthetic concerns to her or any of the other neighbors.

- 2 -

Photographs of the property demonstrate that the pop-up camper is stored in the driveway close to the Petitioner's home, adjacent to a retaining wall which was installed due to the severe slopes on the property. The pop-up camper is not much taller than the retaining wall itself, and therefore, does not impede the visibility of motorists. Furthermore, storing the camper close to the house assures that it will not cause any traffic concerns.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special

circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of December, 1995 that the Petition for Variance seeking relief from Section 415.A.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a recreational vehicle (camper trailer) to be stored in the front yard in lieu of the required rear yard or side yard, a minimum 2.5 feet from the side property line and 8 feet from the front foundation line of the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the existing pop-up camper, approximately 7 feet wide by 18 feet long in dimension. In the event the Petitioners no longer store this camper on their property, the variance granted herein shall cease and terminate.

- 4 -

- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4380

December 14, 1995

Mr. & Mrs. Michael D. Chick, Jr.
2820 Illinois Avenue
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE
N/S Illinois Avenue, 175' W of the c/l of Brian Street
(2820 Illinois Avenue)
13th Election District - 1st Councilmanic District
Michael D. Chick, Jr., et ux - Petitioners
Case No. 96-137-A

Dear Mr. & Mrs. Chick:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Ms. Stephanie Berg
2019 Illinois Avenue, Baltimore, Md. 21227

Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 2820 ILLINOIS AVENUE
96-137-A which is presently zoned RESIDENTIAL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of this property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 415.A.1.a to allow a Recreational Vehicle (TRAILER) to be stored in the front yard in lieu of the side yard which storage of recreational vehicle must be 2.5 feet from the side property line & 8 feet from the front foundation line of the existing dwelling. The Petitioner requests that the Zoning Regulations of Baltimore County, for the following reasons, (indicate hardship or practical difficulty) THERE IS NO WAY TO PUT RECREATIONAL VEHICLE IN YARD!
SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Person(s)
Name (Print Name)
Signature
Address
City
State
Zip Code
Phone No.
Name (Print Name)
Signature
Address
City
State
Zip Code
Phone No.

Legal Owner(s)
Name (Print Name)
Signature
Address
City
State
Zip Code
Phone No.

2820 ILLINOIS AVE 410-636-4475
BALTIMORE, MD 21227
Name Address and phone number or representative to be contacted. E-mail

MICHAEL D. CHICK, JR.
2820 ILLINOIS AVE 410-636-4475
BALTIMORE, MD 21227
Name Address and phone number or representative to be contacted. E-mail

ESTIMATED LENGTH OF HEARING
unavailable for hearing
the following date: _____ Next Two Months
ALL OTHER _____
REVIEWED BY: SFA DATE: 9-26-95

96-137-A

NO ROOM TO DRIVE CAMPER AT SIDE OF HOUSE, CLEARANCE AND CAMPER IS 8' WIDE
ALLEY IS 10' WIDE AND SLOPED WITH RUTS FOR RAIN TO KEEP FROM FLOODING NEIGHBORS HOUSE BY HEAVY RAINS. PHONE POLE AT OTHER END MAKING IT IMPOSSIBLE TO DRIVE THRU ALLEY 10' WIDE MAKING IT IMPOSSIBLE TO BACK INTO YARD WITH CAMPER ON TRAILER. TRAILER IS TOO HEAVY TO MAN HANDLE

ZONING DESCRIPTION FOR 2820 ILLINOIS AVENUE

96-137-A

BEGINNING AT A POINT ON THE NORTH SIDE OF ILLINOIS AVE. WHICH IS 50' WIDE AT THE DISTANCE OF 175' WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, BRIAN STREET WHICH IS 50' WIDE, BEING LOTS #131 AND #132, BLOCK C, SECTION "D.R. 5.5" IN THE SUBDIVISION OF BALTIMORE HIGHLANDS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #2, FOLIO #379, CONTAINING 6250 S.F., ALSO KNOWN AS 2820 ILLINOIS AVENUE AND LOCATED IN THE 13TH ELECTION DISTRICT, 1ST COUNCILMANIC DISTRICT

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case #96-137-A (Item 136)
2820 Illinois Avenue
175' W of c/l Brian Street
13th Election District - 1st Councilmanic
Legal Owner: Michael Dale Chick, Jr. and Beatrice A. Chick

Variance to allow a recreational vehicle (trailer) to be stored in the front yard in lieu of the side yard, which storage of recreational vehicle must be 2-1/2 feet from the side property line and 8 feet to the rear of front foundation line in the rear yard.

Hearing: Thursday, November 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHWARTZ
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3351.

10/20/95 Oct 19

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/19, 1995.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 136 Petitioner: MICHAEL D. CHICK, JR.

Location: 2820 ILLINOIS AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MICHAEL D. CHICK, JR.

ADDRESS: 2820 ILLINOIS AVENUE

BALTIMORE, MD. 21227

PHONE NUMBER: 410-636-4475

136

TO: PUTTENTUN PUBLISHING COMPANY
October 19, 1995 Issue - Jeffersonian

Please forward billing to:

Michael D. Chick, Jr.
2820 Illinois Avenue
Baltimore, MD 21227
636-4475

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 96-137-A (Item 136)

2820 Illinois Avenue
175' W of c/l Brian Street
13th Election District - 1st Councilmanic
Legal Owner: Michael Dale Chick, Jr. and Beatrice A. Chick

Variance to allow a recreational vehicle (trailer) to be stored in the front yard in lieu of the side yard, which storage of recreational vehicle must be 2-1/2 feet from the side property line and 8 feet to the rear of front foundation line in the rear yard.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHWARTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE-REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: 9-26-95. ACCOUNT: R-001.6150.

AMOUNT: \$ 85.00

FROM: MICHAEL D. CHICK, JR. 2820 ILLINOIS AVE. BALTIMORE, MD. 21227.

FOR: TOTAL \$ 85.00

03A03H0294MCHRC \$85.00

BA C010104AND9-26-95

VALIDATION OR SIGNATURE OF CASHIER

WHITE-CASHIER PINK-AGENCY YELLOW-CUSTOMER

#136



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 12, 1995

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 96-137-A (Item 136)

2820 Illinois Avenue
175' W of c/l Brian Street
13th Election District - 1st Councilmanic
Legal Owner: Michael Dale Chick, Jr. and Beatrice A. Chick

Variance to allow a recreational vehicle (trailer) to be stored in the front yard in lieu of the side yard, which storage of recreational vehicle must be 2-1/2 feet from the side property line and 8 feet to the rear of front foundation line in the rear yard.

HEARING: THURSDAY, NOVEMBER 9, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Michael and Beatrice Chick

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 2, 1995

Mr. and Mrs. Michael Chick, Jr.
2820 Illinois Avenue
Baltimore, Maryland 21227

RE: Item No.: 136
Case No.: 96-137-A
Petitioner: M. Chick, Jr.

Dear Mr. and Mrs. Chick:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 26, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commission, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Oct. 18, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for October 16, 1995
Items 134, 136, 137, 138, 142 and 144

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

10/19/1995 10:43 14108874 BALTO CO DEPRM FAX 5108 PAGE 01

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: ZADM - Joyce Watson

DATE: 10/19/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 10/12 and 10/19/95

From: 10/19/95	To: 10/19/95
Co: Letty Sano	Co: Letty Sano
Phone: 3980	Phone: 3980
Fax: 5706	Fax: 5706

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #s: 123, 124, 125, 127, 129, 131, 132, 133, 134, 137, 138, 141, 142, 143, 144

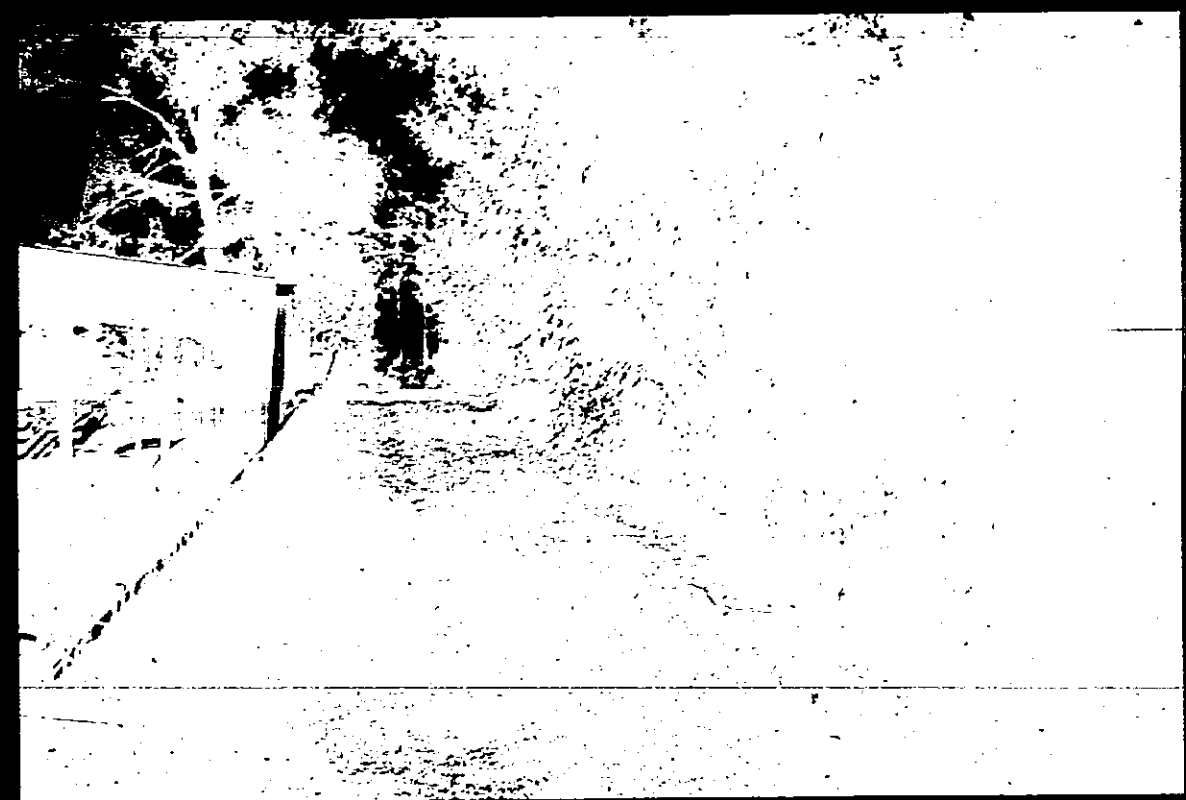
LS:sp

LETTY2/DEPRM/TXTSBP

96-137-A



Sloping yard. Phone pole in alley making it impossible to drive thru. Would have to back up sloping alley and could not maneuver camper and fan in 10' wide alley to back into yard. Alley has runs for rain water not to flood neighbors house because of sloping land.

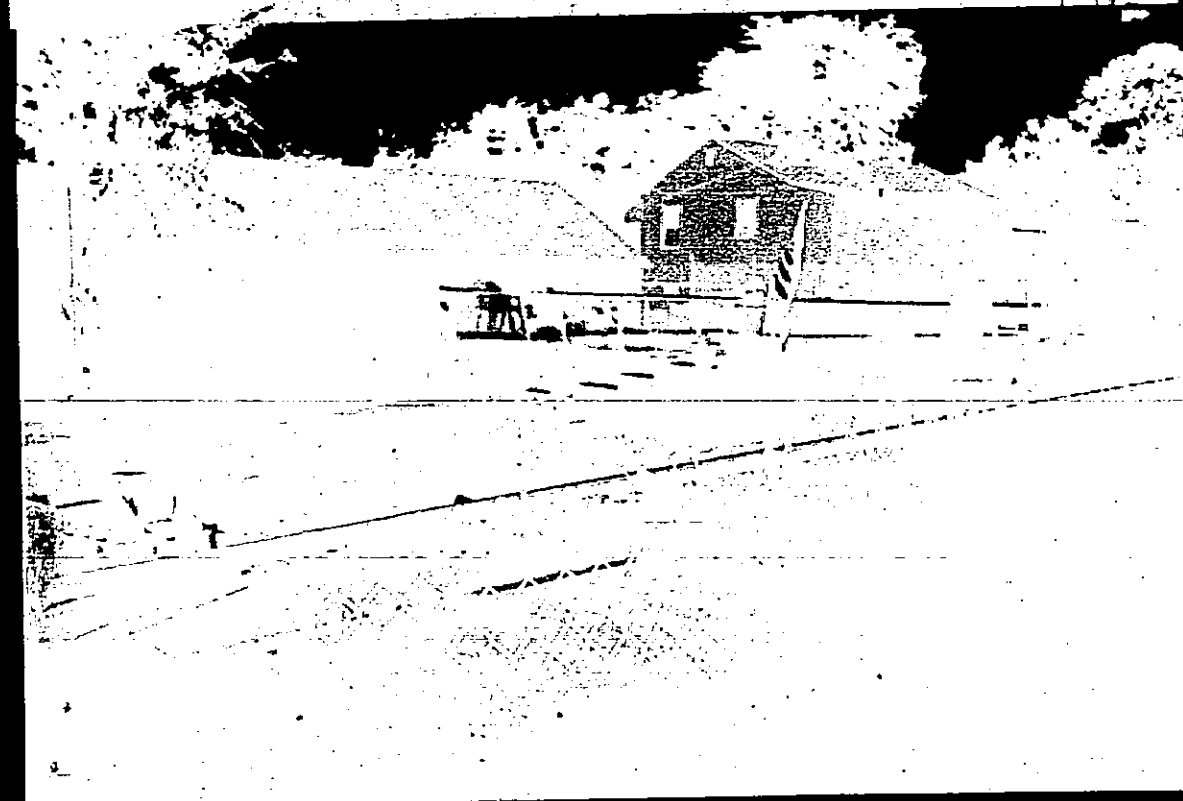


Phone pole in alley towards Annapolis Rd. cannot drive thru to end of alley, would have to back up sloping alley that is 10' wide making it impossible to maneuver camper and van in alley to place camper in yard.

96-137-A



Side walls are 7' and sloping. Camper is 8' wide

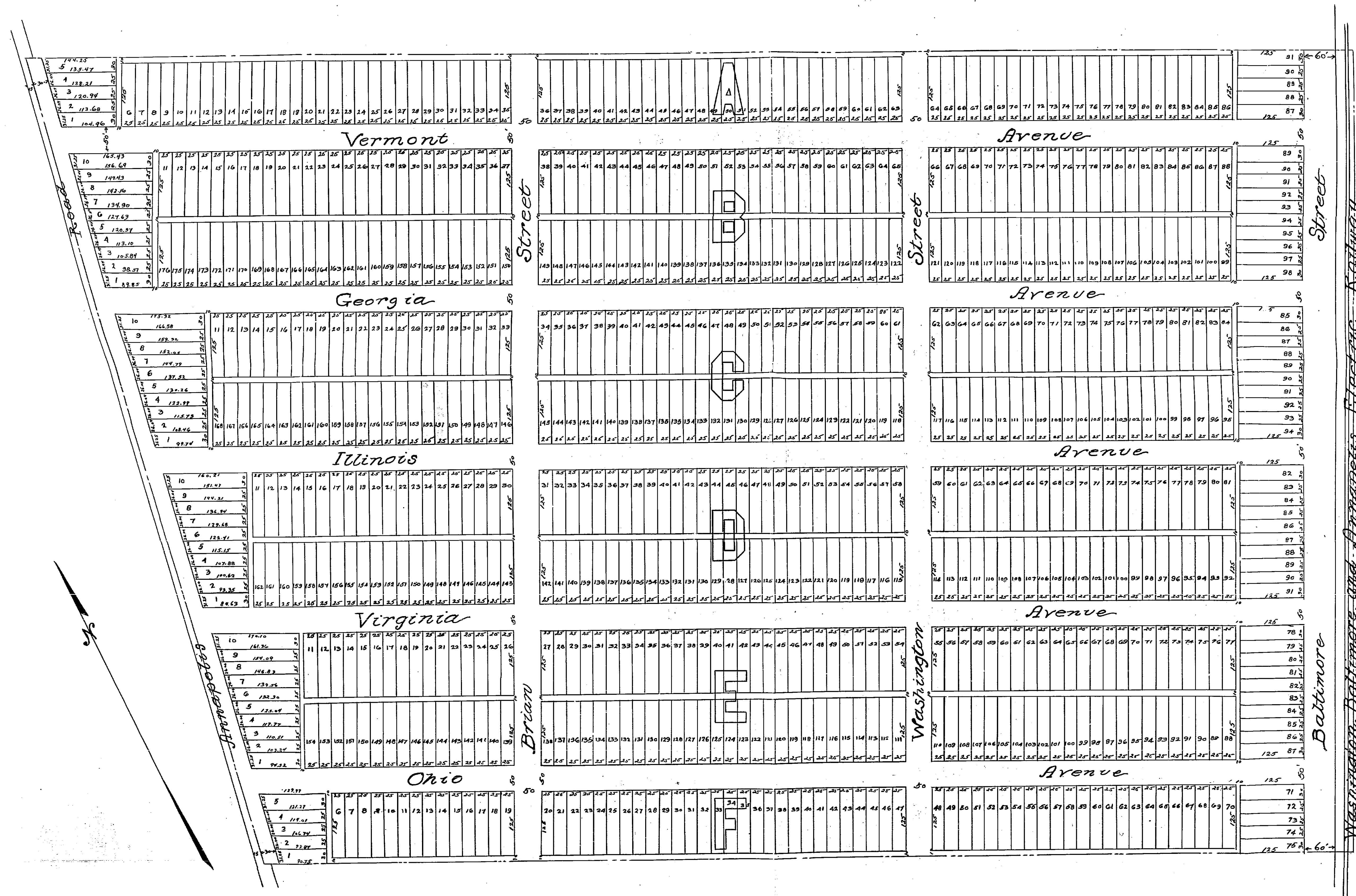


Sloping yard and 10' wide alley make it impossible to put camper in yard.

96-137-A



Sloping alley and narrowness of 10' alley make it impossible to put trailer in yard. Phone pole at other end of alley cannot drive thru; would have to back up alley.



Filed with clerk from
Joseph M. Brown & Co.
Baltimore Highlands
Realty Company
Dec. 8, 1908
J.W.S. N^o2 PART 2-379
Clerk.

PLAT OF BALTIMORE HIGHLANDS

Scale 1 inch = 100 feet.

A. D. Baldwin, Jr.
Surveyor & Civil Engineer
December 1, 1908.

96-137-A

96-137-A



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE 1" = 200'	LOCATION MONUMENTAL BALTIMORE HIGHLANDS	SHEET S W 6-B
	BY DATE			
		DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

12-14-72

#136



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	MONUMENTAL BALTIMORE HIGHLANDS	S.W. 6-B
DATE OF PHOTOGRAPHY JANUARY 1955		

96-137-A

#3C